



## Memorandum

**TO:** PARKS & RECREATION  
COMMISSION

**FROM:** Marybeth Harasz

**SUBJECT:** North San Pedro Park  
Master Plan

**DATE:** 3-19-14

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Approved:

Date:

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**COUNCIL DISTRICT:** 3

**SNI AREA:** N/A

### **RECOMMENDATION**

It is recommended that the Parks and Recreation Commission accept the master plan for 2 new turnkey parks, “North San Pedro” Park “Bassett” Park and recommend City Council approval of the Master Plans for these parks.

### **OUTCOME**

Approval of the North San Pedro Park Master Plan will support the future design and construction of a new “North San Pedro” Park, as well as improvements to the “Bassett” Park property and the reconfiguration of Pellier Park due to the realignment of East Julian Street.

### **BACKGROUND**

The City has reviewed residential development plans for the North San Pedro Townhomes Site Development Permits Plan, Planning Permit Application Numbers H14-002, 003 & 004 (“Project”) prepared by KTG Group for NSPT, LLC, dated 08/19/2013. The proposed three projects are for 43, 21 and 14 single-family attached residential units on three sites of 1.43, 0.49 and 0.33 gross-acres respectively. The three project sites are located generally in the North San Pedro Street area, northerly of West St. James Street and westerly of North Market Street.

The North San Pedro Townhomes sites have a significant and rather complicated planning and development history. The sites were a portion of a larger land area that was previously owned by the City’s Redevelopment Agency. There are existing documents and long standing agreements approved by the Successor Agency to the Redevelopment Agency (SARA) and the State of California’s Department of Finance that are pertinent to

the review and design of the proposed turnkey parks. There are a series of recently amended and restated disposition and development agreements (DDAs) between various developers and the SARA. The latest DDA states terms and conditions related to development of the redevelopment parcel, future park sites, timing, improvements and maintenance. The terms and conditions of the existing DDAs will be incorporated, as appropriate, into the required turnkey parkland and park maintenance agreements for all projects included in the most current DDA.

## **ANALYSIS**

Three publicly accessible turnkey parks have been proposed at this location. The working names of the parks are: North San Pedro Park, Bassett Park and the Pellier Park Expansion. Only the Pellier Park site has a City approved name. The other park site names are subject to the City's park naming approval process.

The timely completion of Pellier Park by the City Heights project will be addressed as part of the overall turnkey park agreement process for the North San Pedro developments. The existing DDAs have already predetermined what land or improvements may be eligible to receive parkland dedication credit.

The conceptual master plan for the North San Pedro Park illustrates a public urban space rather than a traditional park. The public urban space concept uses accent paving, art, and site furnishings as focal points. A unifying theme will be incorporated that will tie this linear park space to other public spaces in the North San Pedro area including the San Pedro Market. The paving materials, layout, colors, plant palette, site furnishings, art, and accent features will create the North San Pedro theme, character, and even the "Branding" of the area. Final design must be completed in a way that allows access to significant underground utilities, meets the fire access requirements, the American's with Disabilities Act, and is safe, durable, and maintainable.

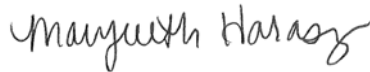
Park design features include an eye-catching entry feature to draw the public into the space, a specialty pergola structure to support neighborhood gatherings, seating and light tower sculptures. Outdoor fitness equipment is sprinkled throughout the linear urban park. A basketball court is located at the Bassett Park location.

A community meeting was held on February 27, 2014 at City Hall. Noticing to nearby residents for the community meeting complied with the standard community outreach process for capital projects, including development of park master plans. Meeting notices were mailed to all residents within 1,000 feet of the new park site. The proposed park master plan for the North San Pedro Park and improvements to the Bassett Park property were presented by the park designer. Several residents voiced concerns about noise from ongoing skate boarding activities at the Bassett Park site location and a residents requested removal of the proposed skate park facility from the master plan. There was

also a request to limit night lighting hours for the Bassett Park location through the use of lighting control timers.

**CEQA**

CEQA: The potential environmental impacts from the development of this area were addressed in the Brandenburg Mixed-Use Project/North San Pedro Housing Sites EIR

A handwritten signature in black ink, appearing to read "Marybeth Harasz".

Marybeth Harasz  
Division Manager

For questions please contact Marybeth Harasz, Division Manager, at (408) 535-3580.

Attachments: North San Pedro Master Plan



**NORTH SAN PEDRO PARK**  
SAN JOSE, CALIFORNIA

**CONCEPTS**

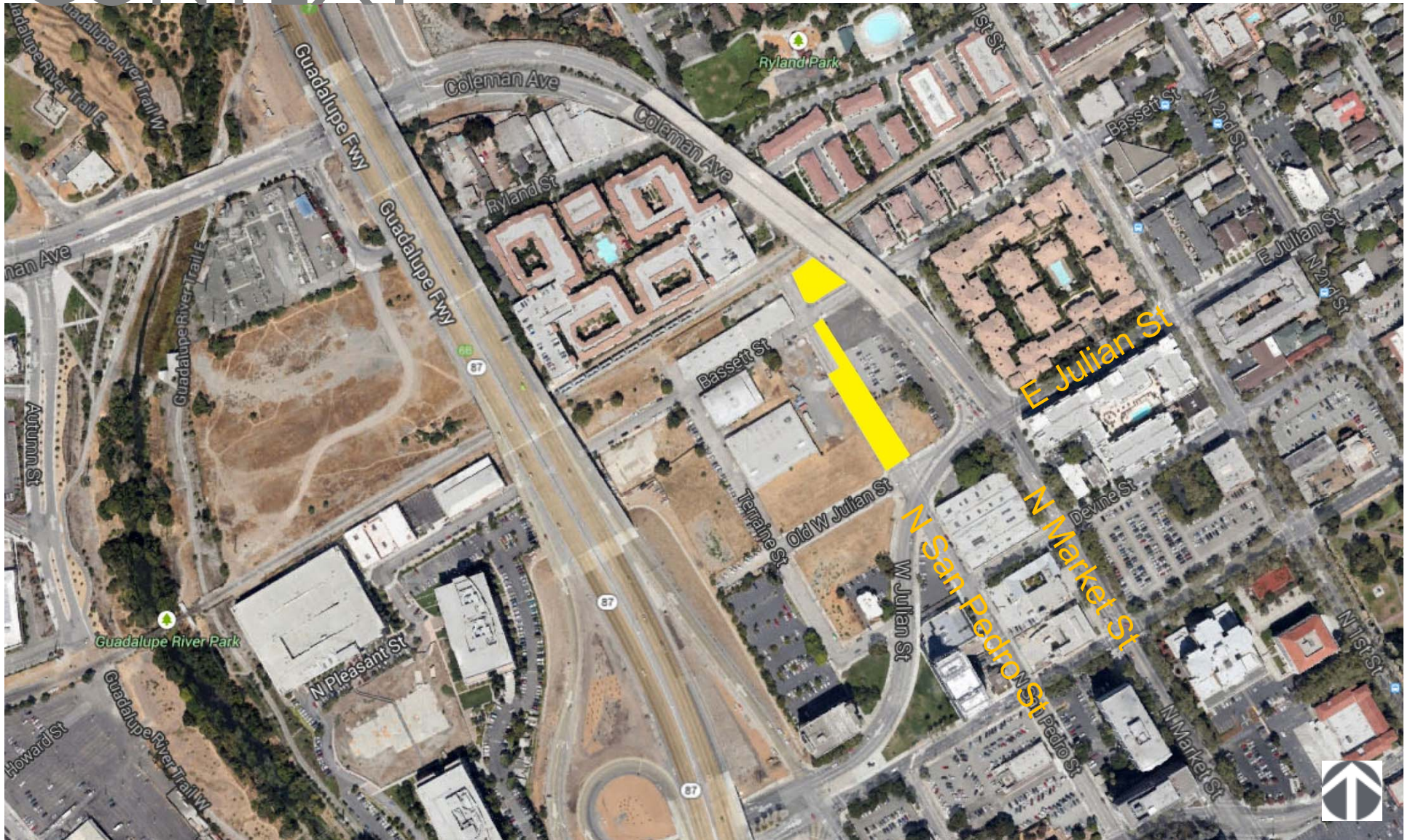
**February 2014**



**GATES**  
**+ASSOCIATES**  
LANDSCAPE ARCHITECTURE



# CONTEXT

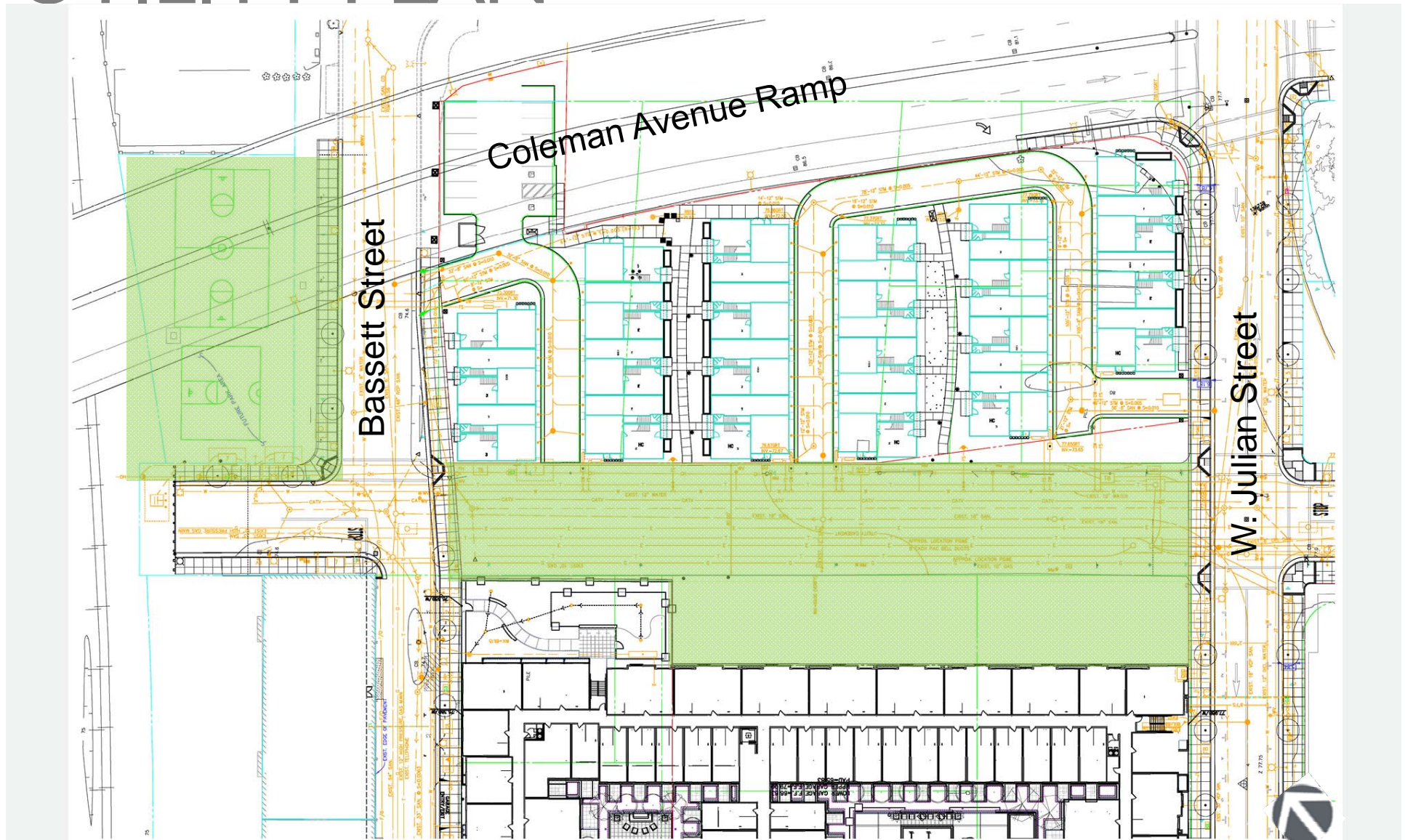




# SITE CONTEXT

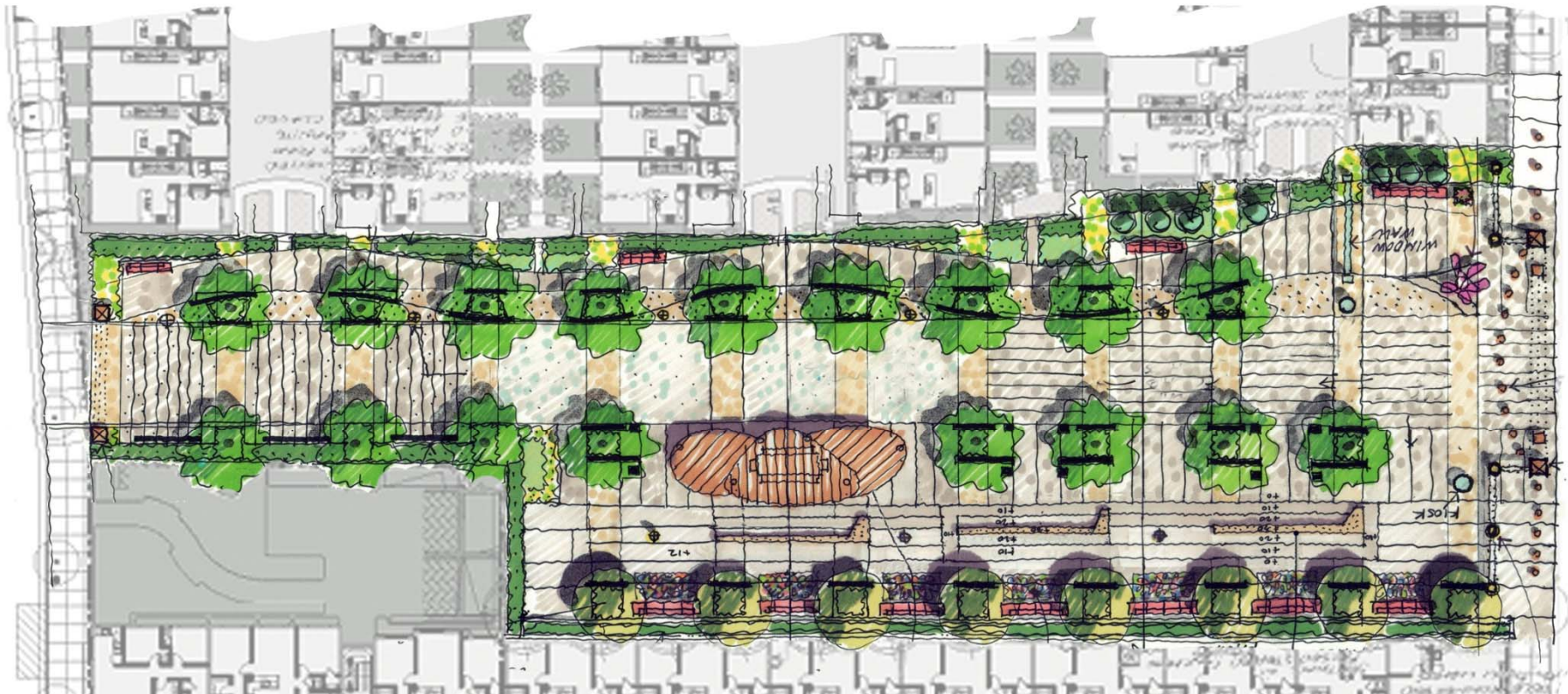


# UTILITY PLAN

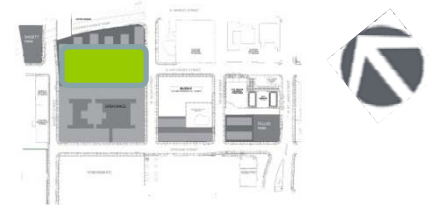




# NORTH SAN PEDRO PARK

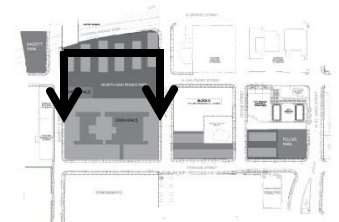


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# NORTH SAN PEDRO PARK SECTION





# PAVING PATTERNS



# SEATING ELEMENTS





# SITE FURNITURE



**GATES**  
+ASSOCIATES  
LANDSCAPE ARCHITECTURE

North San Pedro Park, San Jose

# LIGHT COLUMNS



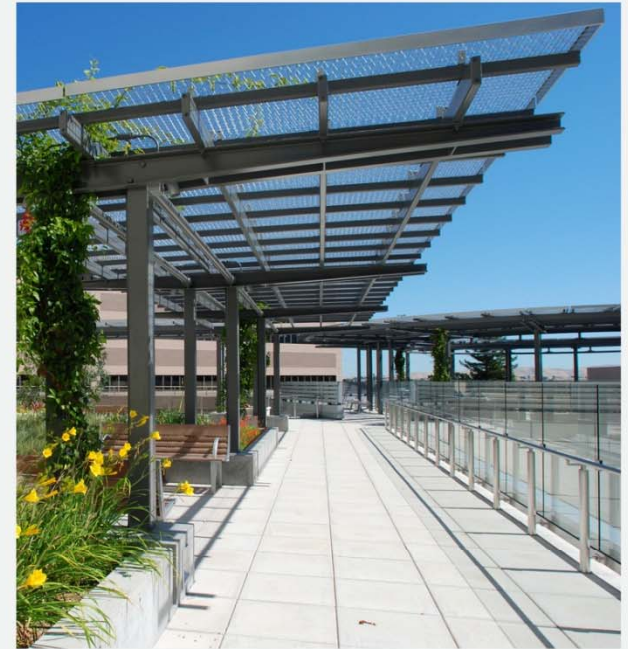


# OUTDOOR USES

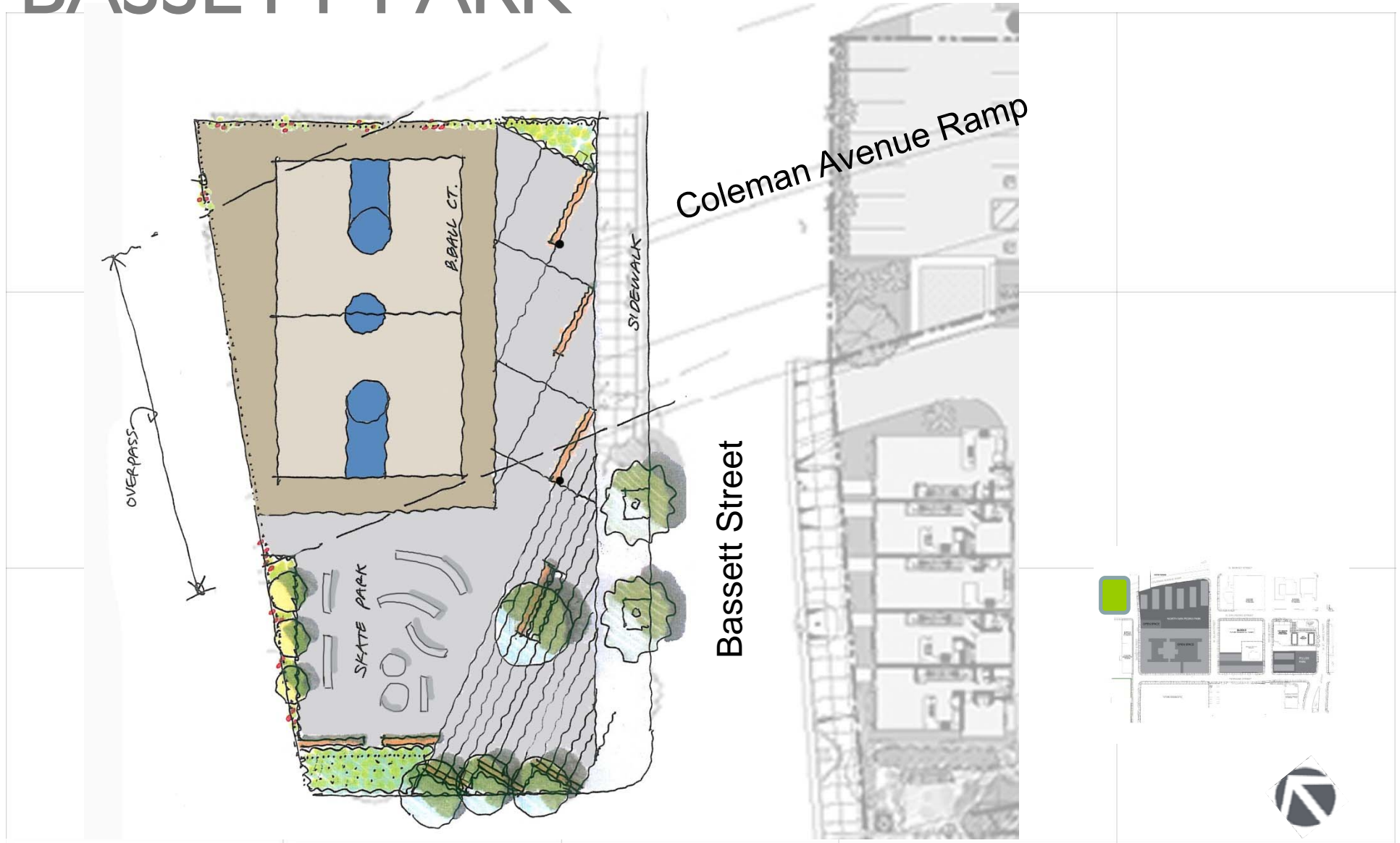




# OVERHEAD STRUCTURE



# BASSETT PARK





# BASSETT PARK





# DISCUSSION

